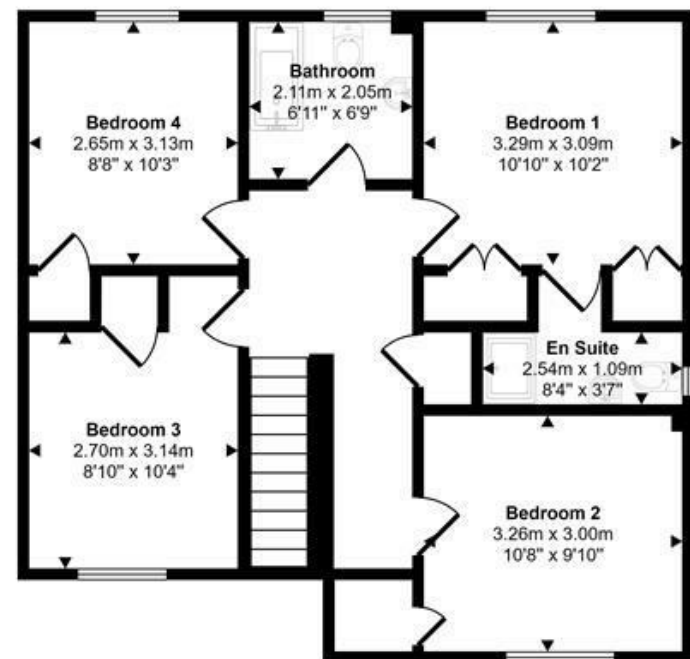


Ground Floor  
Approx 64 sq m / 691 sq ft



First Floor  
Approx 64 sq m / 691 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Peacemarch Farm Close Gillingham

Asking Price  
£475,000

A wonderful opportunity to purchase an extremely well maintained and presented detached family home with four double sized bedrooms and situated in a small quiet development of other similar properties. The property lies towards the fringe of the town, close to beautiful country and river side walks and within reach of local facilities. Within walking distance of the house is The Dolphin Inn, which serves food, Co-op store and fish and chip shop plus doctor and dentist surgeries, pharmacy as well as a pre-school plus primary school a little further on. The main town is about a mile away as is the mainline train station.

This lovely property has been a much cherished and loved family home for twenty two years and has an air of warm and comfort within it. Once inside, the property has a traditional style layout with a sitting room that takes in a view over the rear garden and feature fireplace that adds a touch of character. There is a versatile reception room that can be tailored to suit your own personal needs and a dining area that leads off from the kitchen. The property provides well proportioned accommodation with plenty of space for family and friends to gather.

Outside, the drive provides ample space to park at least four cars - ideal for when the children pass their driving tests or perfect for visitors. There is also the option of storing a caravan, boat or motor home. The double garage provides extra parking or safe storage and could even be transformed into a hobbies room or gym. The rear garden provides a tranquil haven after a busy day with ample room to host a summer gathering.

It is rare for a property of this calibre, in this location to become available for sale, as such, an early viewing is strongly urged to avoid missing out - it is vital to see this home to appreciate all that it has to offer as well as the position.





## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into a roomy, bright and welcoming entrance hall with window to the front and the electrical consumer unit. Stairs rise to the first floor with large storage cupboard beneath, fitted with coat hooks. White panelled doors open to two reception rooms, kitchen and cloakroom. Overlooking the frontage is a versatile reception room that lends itself to many usages - formal dining room, study or children's playroom. The light and spacious sitting room has a sliding door out to the rear garden and a feature fireplace with stone surround and a coal effect gas fire.

The kitchen enjoys an outlook over the rear garden and is fitted with a range of modern, light wood grain effect floor cupboards with drawers, separate drawer unit with cutlery and deep pan drawers and eye level cupboards with open ended display shelves and counter lighting underneath. There is a good amount of work surfaces with a tiled splash back and swan neck mixer tap. There is a built in eye level double electric oven and gas hob with an extractor hood above plus space and plumbing for a dishwasher and fridge/freezer. The floor is laid to tile.

From the kitchen there is an arch that opens to the dining area, which overlooks the frontage and has wood flooring. Also from the kitchen is a door leading to the utility room, which houses the combination gas fired central heating boiler and is fitted with work surface, sink and floor cupboard, and has space and plumbing for a washing machine and tumble dryer. There is also a door to the rear garden.

##### First Floor

Stairs rise to a large galleried landing where there is access to the boarded loft space with a drop down ladder and fitted with light. There is also a linen cupboard fitted with shelves. White panelled doors open to the bathroom and bedrooms. All four bedrooms are double sized and have built in wardrobes. The main bedroom also has the benefit of an en-suite shower room that is fitted with a suite consisting of WC, pedestal wash hand basin with shelf, mirror and shaver light/point above plus a large shower cubicle with 'Mira' mains shower.

The family bathroom is fitted with a modern suite consisting of a pedestal wash hand basin with shelf, mirror and shaver light/point above, low level WC and a 'P' shaped bath with central taps and an electric shower over. There is also a large chrome heated towel rail.

#### Outside

##### Parking and Double Garage

From the end of the cul de sac, the property is approached onto a gravelled drive with plenty of space to park four cars comfortably and leads up to the double garage. The garage measures about 5.46 m x 5.44 m/17'11" x 17'10" and is fitted with light and power plus shelves. There is rafter storage and personal door to the side that opens to the rear garden.

##### Rear Garden

A timber gate from the drive opens to the rear garden. This has been attractively landscaped with paved seating area, central lawn and beds planted with a variety of trees, shrubs and flowers. There is also a water tap. The garden is nicely proportioned, fully enclosed and enjoys a good amount of privacy.

### Useful Information

Energy Efficiency Rating C

Council Tax Band E

uPVC Double Glazing

Gas Fired Central Heating from a Combination Boiler

Mains Drainage

Freehold

### Directions

#### From Gillingham Town

Follow the road down the High Street until you reach the junction. Turn right and as you approach the 'co-operative roundabout', take the first exit heading towards Mere. Turn left opposite the Dolphin Inn and bear to the right hand side. The property will be found straight ahead at the end of the cul de sac. Postcode SP8 4XQ



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.